

AN ORDINANCE

99979

AMENDING THE TEXT CONTAINED IN THE OAKLAND ESTATES NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE TEXT THAT DESCRIBES COMMERCIAL NODES TO ADD THE "INTERSECTION OF OAKLAND AND HUEBNER" TO CHAPTER III, ZONING AND LAND USE, SECTION A, ZONING, IN THE OAKLAND ESTATES NEIGHBORHOOD PLAN.

* * * * *

WHEREAS, the Oakland Estates Neighborhood Plan was adopted on August 31, 2000 by the City Council as a component of the City Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on August 25, 2004 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Oakland Estates Neighborhood Plan, a component of the Master Plan of the City, is hereby amended by changing the text that describes commercial nodes to add the "intersection of Oakland and Huebner" to Chapter III, Zoning and Land Use, Section A, Zoning in the Oakland Estates Neighborhood Plan as follows:

III. ZONING AND LAND USE

A. Zoning

It is recommended that the existing zoning (see attached zoning map) remain unchanged to maintain the country-like conditions and life style that property owners now enjoy.

This neighborhood plan recognizes that under the Unified Development Code a property owner has the right to request rezoning. The property owner would address all environmental issues that are set forth by the City of San Antonio guidelines and regulations, such as drainage, flooding, pollution, traffic, and noise, that might arise from rezoning within Oakland Estates. However, it should be remembered that the majority of property owners want to maintain low density residential zoning and are not in favor of commercial zoning throughout the Oakland Estates Neighborhood.

The neighborhood understands that a common development pattern is for commercial and business activities to locate at the main intersections of arterial roads (i.e. commercial nodes). In the Oakland Estates Neighborhood, these types of "commercial nodes" are formed at the intersections of Prue-Babcock, Huebner-Babcock, Prue-Fredericksburg, and Huebner-Fredericksburg, and Oakland-Huebner.

If commercial establishments are built on those parcels already zoned commercial, adequate landscaping and design criteria to preserve the country property atmosphere of adjoining residential properties should be encouraged. A 25 foot buffer zone and solid fence or wall should be encouraged for commercial zoning. The buffer zone should preserve and supplement natural vegetation to maintain a natural setting within the City's appropriate structure size and placement and staying within City policies.

The Oakland Estates Neighborhood Association will be notified of any and all zoning change requests within the Oakland Estates boundaries by City Zoning and Planning as per the revised Neighborhood Notification Program.

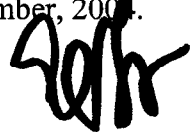
1 ACRE MINIMUM LOT SIZE: This neighborhood plan, recognizes the R-1 zoned two (2) to three (3) acre average home sites, recommended that the property owners maintain the suggested minimum lot size of one acre.

Recognizing that a majority of the property along Prue Road currently is zoned R-1 (R-1 provides for a minimum lot size of 6,000 sq. ft.), this neighborhood plan recommends that any development under the R-1 zoning district maintain a country-like environment. Property owners will strive to preserve and supplement natural vegetation to maintain a natural setting within the City's appropriate structure size and placement and staying within City policies. This neighborhood plan defines maintain a country-like environment as encouraging: the maintenance of the existing, natural landscape as much as possible, the supplementation of existing landscaping, building setbacks that provide for visual buffering, and a natural vegetation border between houses.

It is the desire of the majority of property owners that high density housing such as R-7 residential zoning, R-3 apartments, duplexes, R-4 mobile home parks, and any other high density-type housing not be permitted to be zoned within the Oakland Estates Neighborhood boundaries.

SECTION 2. This ordinance shall take effect on November 28, 2004.

PASSED AND APPROVED on this 18th day of November, 2004.

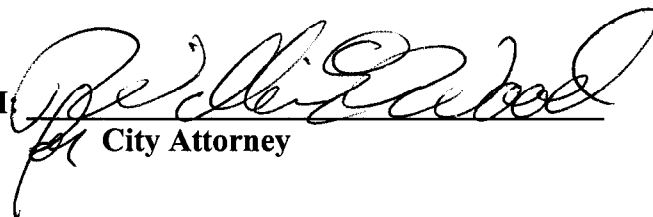


M A Y O R
EDWARD D. GARZA

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

Agenda Voting Results

Name: 4.1C.

Date: 11/18/04

Time: 03:54:14 PM

Vote Type: Multiple selection

Description: An Ordinance amending the land use plan contained in the Oakland Estates Neighborhood Plan, a component of the Master Plan of the City, by changing the text that describes commercial nodes to add the "intersection of Oakland and Huebner" to Chapter III Zoning and Land Use, Section A, Zoning, in the Oakland Estates Neighborhood Plan. Staff's recommendation is for approval. The Planning Commission recommended approval. (Council District 8)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
JOEL WILLIAMS	DISTRICT 2		x		
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8	Not present			
CARROLL SCHUBERT	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		X		
MAYOR ED GARZA	MAYOR		x		